



**Planning Commission
Monday, April 3, 2006
7:00 p.m.**

➤ Call to Order/Salute to the flag

➤ Roll Call

1. Minutes

1. Minutes from March 6, 2006 Regular Meeting

2. Correspondence

3. Reports

1. Department of Community Development – February, 2006

➤ Public Comment - Anything on or off the agenda

4. Old Business:

1. Cranberry Promenade

A. PR # 1315 Preliminary Land Development (TLD 5/5/06)

Proposed Preliminary Land Development application for a 139,500 square foot Mixed Use Center (consisting of a Large Retail, Large Land Development Use Center with 7,200 square foot Financial Institutions with Drive Thru, 30,900 square foot Business Office space, 12,900 square foot of Restaurant space, and 88,500 square foot of Retail space) on 19.33 acres to be located at Ogle View Road and Route 19 in the MU zoning district.

B. PR # 1276 Conditional Use (TLD to complete Public Hearing 5/31/06)

Proposed Conditional Use application for the overall 139,500 square foot Mixed Use Center and three Drive Thru uses consisting of a 3,100 square foot Financial Institution with Drive Thru, a 4,100 Financial Institution with Drive Thru, and a 15,000 square foot Pharmacy with Drive Thru to be located at Ogle View Road and Route 19 on 19.33 acres in the MU-1 zoning district.

5. Old Business to be continued to the May 1, 2006 meeting.

1. Mystic Ridge

A. PR #1238 Tentative Planned Residential Development (TLD 5/4/06)

Proposed Tentative Planned Residential Development application for a forty-three (43) lot Single Family Residential development located along both sides of Garvin Road on approximately 48.14 acres in the R-1 zoning district.

6. **New Business:**

1. **Southern Valley Commons**

A. **PR #1335 Revised Final Subdivision (TLD 5/27/06)**

Proposed Revised Final Subdivision approval for Building 33 (4 total residential units) adjusting lot lines for the previously approved structures located on Norwegian Spruce Drive in the PRD zoning district.

2. **Southern Valley Commons**

A. **PR #1336 Revised Final Subdivision (TLD 6/3/06)**

Proposed Revised Final Subdivision approval for Building 25 (5 total residential units) adjusting lot lines for the previously approved structures located on Southern Valley Court in the PRD zoning district.

3. **Yott Properties LLC**

A. **PR #1339 Lot Line Revision (TLD 6/3/06)**

Proposed Lot Line consolidation of two (2) lots totaling approximately 1.39 acres located at 9133 Marshall Road in the SP-1 zoning district.

B. **PR #1340 Preliminary and Final Land Development (TLD 6/3/06)**

Proposed Preliminary and Final Land Development approval for an 11,200 square foot Business Office/Warehouse located at 9133 Marshall Road in the SP-1 zoning district.

4. **Schwan's Home Services, Inc.**

A. **PR #1337 Preliminary and Final Land Development (TLD 6/24/06)**

Proposed Preliminary and Final Land Development approval for an 11,897 square foot Distribution Warehouse Center located at 101 E. Kensinger Drive in the SP-1 zoning district.

B. **PR #1338 Conditional Use (TLD to open public hearing 5/5/06)**

Proposed Conditional Use approval for an 11,897 square foot Distribution Warehouse Center located at 101 E. Kensinger Drive in the SP-1 zoning district.

7. **Rezoning:**

8. **Conceptual Plan Review:**

9. **Planning Initiatives:**

10. **Ordinances:**

11. **Presentations/Discussion:**

1. **Route 228**

12. **Adjournment:**